

TOWN OF STOW PLANNING BOARD

PETITION

FOR

SPECIAL PERMIT

RECEIVED

FEB 05 2021

TOWN OF STOW
PLANNING BOARD

File completed Petition with the Town Clerk and then present 14 separate copies of the Petition, folded to fit neatly within a letter-sized file folder, to the secretary for the Planning Board along with a Petition fee payable to "Town of Stow" in the amount required by the Rules and Regulations for Special Permits. Refer to the "Rules and Regulations for Special Permits" for details on the information required.

Please type or print this Petition.

JORDAN MACKAY CELL:
(707) 304-2638

PETITIONER'S NAME: JORDAN MACKAY
29 CULINARY LLC PHONE #: _____

MAILING ADDRESS: 271 GREAT ROAD, STOW, MA 01775

LOCATION AND STREET ADDRESS OF SITE: 271 GREAT ROAD

AREA OF SITE: 108,900 sq. ft. FRONTAGE: 547 linear feet
2.5 ACRES

ZONING DISTRICT: _____ ASSESSOR'S MAP NO.(s): U-11 PARCEL NO.(s): 19

SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): _____
or LAND COURT CERTIFICATE OF TITLE NO.(s): _____

PROPERTY OWNER: Phillips Heritage, LLC PHONE #: (918) 239-1063

MAILING ADDRESS: 200 BARTON ROAD, STOW, MA 01775

DETAILED DESCRIPTION OF THE PROPOSED SPECIAL PERMIT:

We are requesting an addendum to the Special Use Permit Approval originally issued on July 1, 2015, which would allow us to move the pre-approved 41 seat INDOOR dining capacity (per Section 7.15 of the original Site Plant Approval), and move that same 41 seat capacity to an OUTDOOR seating arrangement onto 10 high quality picnic tables with umbrellas. The picnic tables would be placed in the shaded/grassy area on the right side of the building and behind the parking lot.

Please complete the following check list for your Petition indicating with a check mark the information included. If an item is not applicable to your Petition, write "N/A" in the blank. If any applicable items are missing attach additional sheets explaining the omission. Note that this list is not a complete description of the requirements for a complete Petition; it is each Petitioner's responsibility to prepare a complete Petition according to the "Rules and Regulations for Special Permits" as adopted by the Planning Board and available from the Planning Board's secretary. A Petition lacking any required information in the appropriate format may not be accepted or may be cause for denial of said Petition.

Petition for Special Permit

If any Special Permits or variances have been filed previously for this site please attach copies of the decisions.

DEVELOPMENT IMPACT STATEMENT

- ☒ Description of proposed or possible uses
- N/A Building coverage, total coverage, and open space areas
- N/A Drainage calculations
- N/A Earth removal calculations
- N/A Traffic study (8 copies)
- INCL List variances and Special Permits previously issued by the Planning Board of Appeals and any needed for this proposal
- 2 Provide copies of any "approval not required" subdivisions
- INCL List any Special Permits or Health Permits required and provide copies of any received
- N/A Note if Conservation Commission approval needed and provide copy of approval if received

N/A LOCUS PLAN

SITE COMPOSITE PLAN

Design certifications

Legends

General site characteristics -

- N/A Existing and proposed buildings and structures
- N/A Driveway entrances for abutting properties and those across a public way with dimensions
- N/A All underground tanks/structures existing or proposed or abandoned
- N/A Zoning, Flood Plain, and Groundwater Protection District boundaries if applicable
- Yards/setbacks dimensioned

Natural site characteristics -

- N/A Waterways

Wetland boundaries and buffers

- N/A Existing and proposed contours
- N/A Open space with square footage calculations

Site improvements -

- N/A Dimensions of traffic lanes
- N/A Label all paved surfaces and note materials

Parking spaces and parking lot landscaping with dimensions

- Building areas for each floor
- ☒ Exterior lighting
- Existing and proposed signage
- Outdoor storage areas labeled

Site utilities -

- Stormwater drainage facilities shown & dimensioned
- Underground storage containers with capacities and contents
- Water services
- Fire hydrants on or off site
- Underground utilities
- Fire alarm master box
- Sprinkler feed line •
- Solid waste disposal facilities
- Sewage disposal system
- Erosion and sedimentation controls – citation?
- Names of abutting property owners
- Parking calculations

CONSTRUCTION DETAIL PLAN

- N/A Detail of structures
- N/A Landscaping details (*see photos*)
- N/A Parking details in compliance with the Stow Zoning Bylaw
- ✓ Tabulations of building coverage and open space (*see photos*)
- ✓ Details of outdoor lighting (*see notes in cover letter*)

LANDSCAPE PLAN

- Certifications
- Legend
- Number, type, & size of trees and shrubs
- Landscape buffers
- Land contours
- Site features
- Limits of work
- Perimeter of trees
- ✓ Outdoor lighting structures (*see notes*)

N/A BUILDING ELEVATION PLAN

- Certifications
- Scale
- Front, rear, & side elevations with maximum height

N/A FLOOR PLAN

- Certifications
- Scale
- Net floor area/s

Any additional maps, plans, photographs, deeds, or documents which the Petitioner wishes to submit should be enclosed with each copy of this Petition.

The undersigned hereby Petition the Planning Board for a public hearing and a Special Permit under the Town of Stow Zoning Bylaw approving the Special Permit Petition including the Site Plan described above.

The undersigned hereby certify that the information on this Petition and plans submitted herewith are correct, and that all applicable provisions of Statutes, Regulations, and Bylaws will be complied with.

The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

2/3/21

Date

Signature of Petitioner

JORDAN MACKEY

OWNER'S KNOWLEDGE AND CONSENT

I hereby assert that I have knowledge of and give my consent to the Petition presented above.

2/3/21

Date

Signature of Owner

WESTON A. FISHER